



ESTATE AGENTS

62, Burry Road, St. Leonards-On-Sea, TN37 6QZ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £335,000

Situated in this highly sought after and convenient location is this SUPERBLY PRESENTED OLDER STYLE THREE BEDROOM SEMI DETACHED HOUSE enjoying benefits including gas central heating and double glazing.

Inside, the accommodation comprises a 19ft KITCHEN-DINING ROOM with INTEGRATED APPLIANCES and exposed brickwork feature wall, BAY FRONTED LOUNGE, first floor landing, THREE BEDROOMS, a modern bathroom and SEPARATE WC. Externally there are GARDENS TO THE FRONT AND REAR, the latter extending to a good size with 13ft SUMMER HOUSE/ HOME OFFICE.

Situated within reach of local schools, the nearby shopping facilities at Silverhill including the Asda superstore with bus routes to Hastings Town Centre with it's comprehensive range of shopping, sporting, recreational facilities and mainline railway station, seafront and promenade.

Please call the owners agents now to arrange your viewing and avoid disappointment.

PART DOUBLE GLAZED FRONT DOOR

Leading to:

ENTRANCE HALL

Radiator, double glazed window to side aspect, tiled floor, staircase rising to upper floor accommodation, central heating thermostat.

LOUNGE

13'1" max x 12'8" max (3.99m max x 3.86m max)

Double glazed bay window to front aspect, built in low line cupboard, fitted shelving, radiator, part glazed return door to hallway.

KITCHEN-DINER

19'5" max x 15'10" max (5.92m max x 4.83m max)

Double glazed windows to rear aspect, part tiled walls, stainless steel inset one and a half bowl sink with stainless steel mixer tap over, range of modern high gloss base units comprising cupboards and drawers set beneath wooden working surfaces, breakfast bar, chimney style cooker hood over inset four ring gas hob, stainless steel single oven, cupboard housing wall mounted gas boiler, integrated washing machine, integrated dishwasher, integrated wine rack, exposed brick feature wall, radiator, tiled floor, double glazed double doors opening to rear garden, under stairs storage cupboard, part glazed return door to hallway

FIRST FLOOR LANDING

Double glazed window to side aspect, trap hatch to loft space.

BEDROOM ONE

11'10" max x 9'10" max (3.61m max x 3.00m max)

Double glazed window to rear aspect enjoying views over the rooftops of St Leonards, radiator, return door to landing.

BEDROOM TWO

12'1" max x 9'8" max (3.68m max x 2.95m max)

Double glazed window to front aspect, radiator, return door to landing.

BEDROOM THREE

8'10" x 5'11" (2.69m x 1.80m)

Double glazed window to front aspect, radiator, return door to landing.

SEPARATE WC

Double glazed window to side aspect, low level wc, return door to landing.

BATHROOM

Double glazed window to rear aspect enjoying views over the rooftops of St Leonards, part tiled walls, modern white suite comprising panelled shower bath, fitted shower screen, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, radiator, low level wc, inset ceiling spotlighting, return door to landing.

FRONT GARDEN

Walled to front and side, paved with pedestrian gates to front.

REAR GARDEN

Enjoying plenty of sunshine with a stone patio abutting the property and offering ample space for table and chairs, level section of garden being laid to lawn with a further decked patio at the back and at the bottom of the garden there is a pergola and a large summer house/ home office. The garden also has gated side access and an external power point.

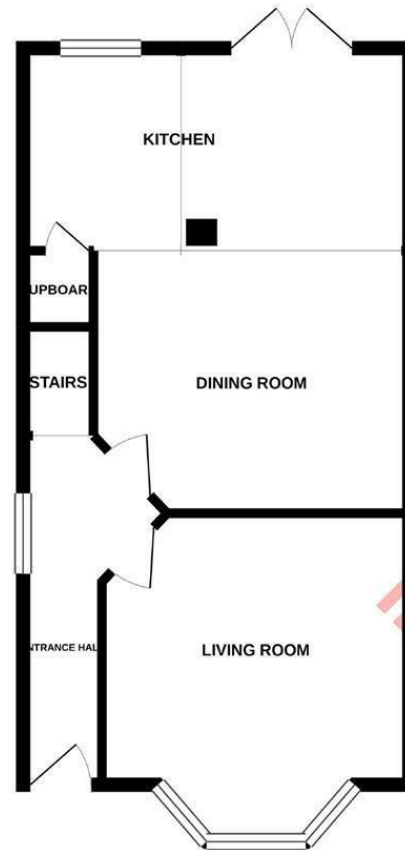
SUMMER HOUSE/ HOME OFFICE

13'9 x 11'9 (4.19m x 3.58m)

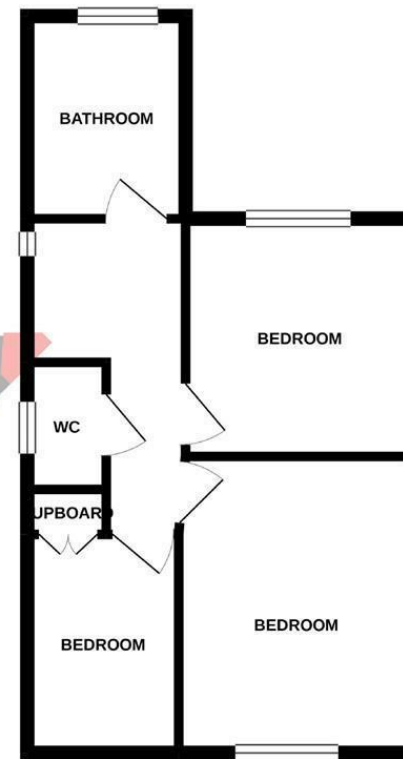
Insulated, power points & lighting, double glazed sliding patio door, double glazed window to side aspect.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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